



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE March 3, 2006	CONTACT/PHONE Josh LeBombard (805) 781-1431	APPLICANT Robert and Patricia Knudson	FILE NO. COAL 05-0405 SUB2005-00136
SUBJECT Request by Robert and Patricia Knudson for a Lot Line Adjustment (COAL 05-0405) to adjust the lot lines between two parcels of 45.7 and 26.9 acres each. The adjustment will result in two parcels of 40.0 and 32.6 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 3740 Union Road approximately three quarters of a mile east of the City of Paso Robles. The site is in the El Pomar/ Estrella area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 05-0405 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 5 Categorical Exemption (ED05-309) was issued on February 3, 2006.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 026-441-010, 012	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None			
LAND USE ORDINANCE STANDARDS: None			
EXISTING USES: Residences, Agricultural			
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture/Agricultural Residential East: Agriculture/Agricultural Residential South: Agriculture/Agricultural Residential West: Agriculture/Agricultural Residential			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, Regional Water Quality Control Board, City of Paso Robles, Paso Robles Airport			
TOPOGRAPHY: Flat to steeply sloping		VEGETATION: Grasses and Oaks	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF		ACCEPTANCE DATE: December 15, 2005	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
26.9	32.6
45.7	40.0

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to more nearly equalize the parcel sizes and enlarge one parcel to bring it closer to the minimum parcel size in the Agriculture land use category, while not reducing the other parcel to a size that would be below the minimum parcel size in the land use category.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcel sizes are below minimum parcel size as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law.

LEGAL LOT STATUS:

The two lots were legally created a recorded map (4 PM 21) at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because this adjustment will better equalize the sizes of the parcels and the parcel sizes are below minimum parcel size as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because this adjustment will not facilitate the development of new uses.

CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action

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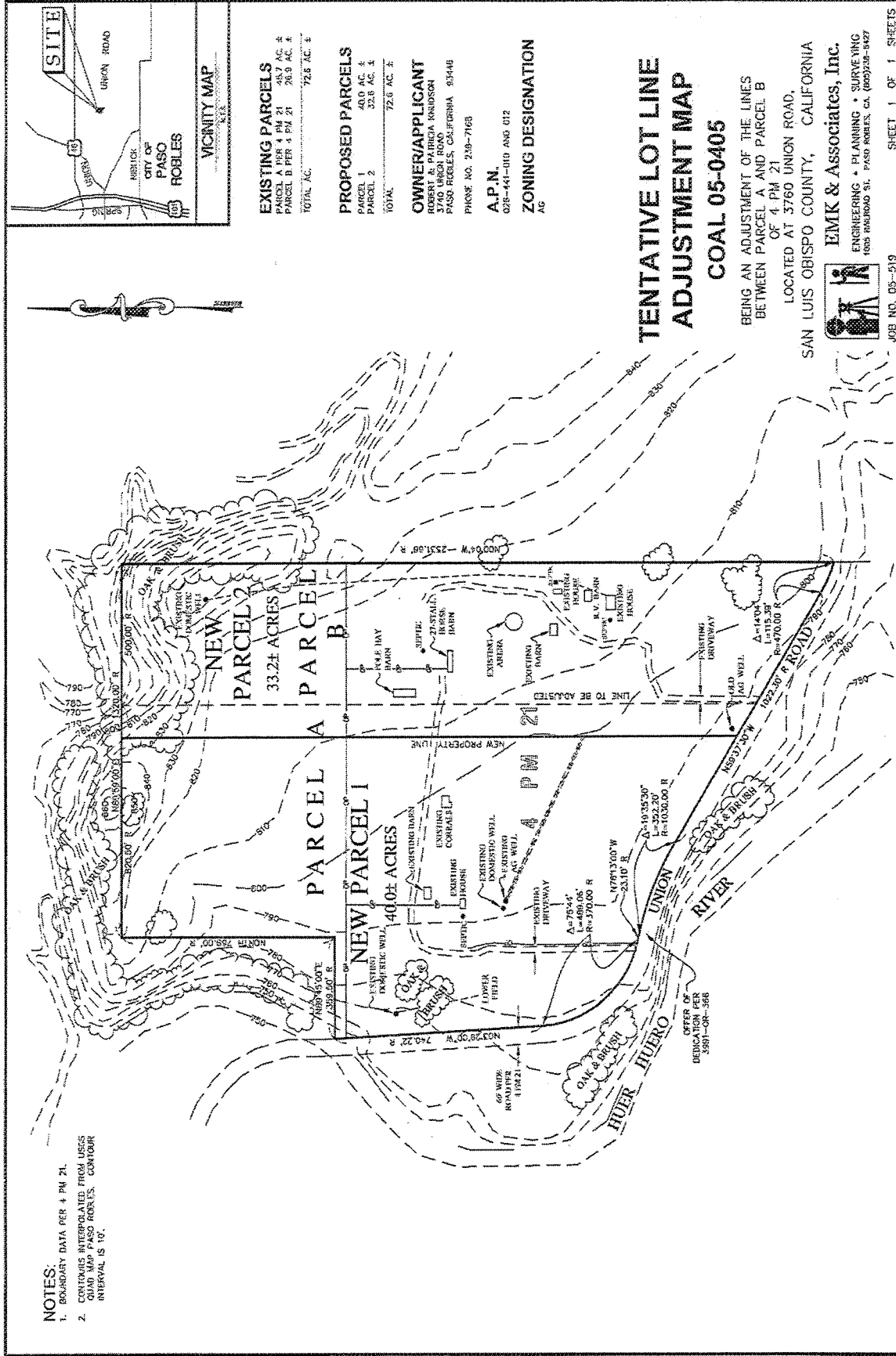
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Lot Line Adjustment
KnudsonSUB2005-00136

Vicinity Map





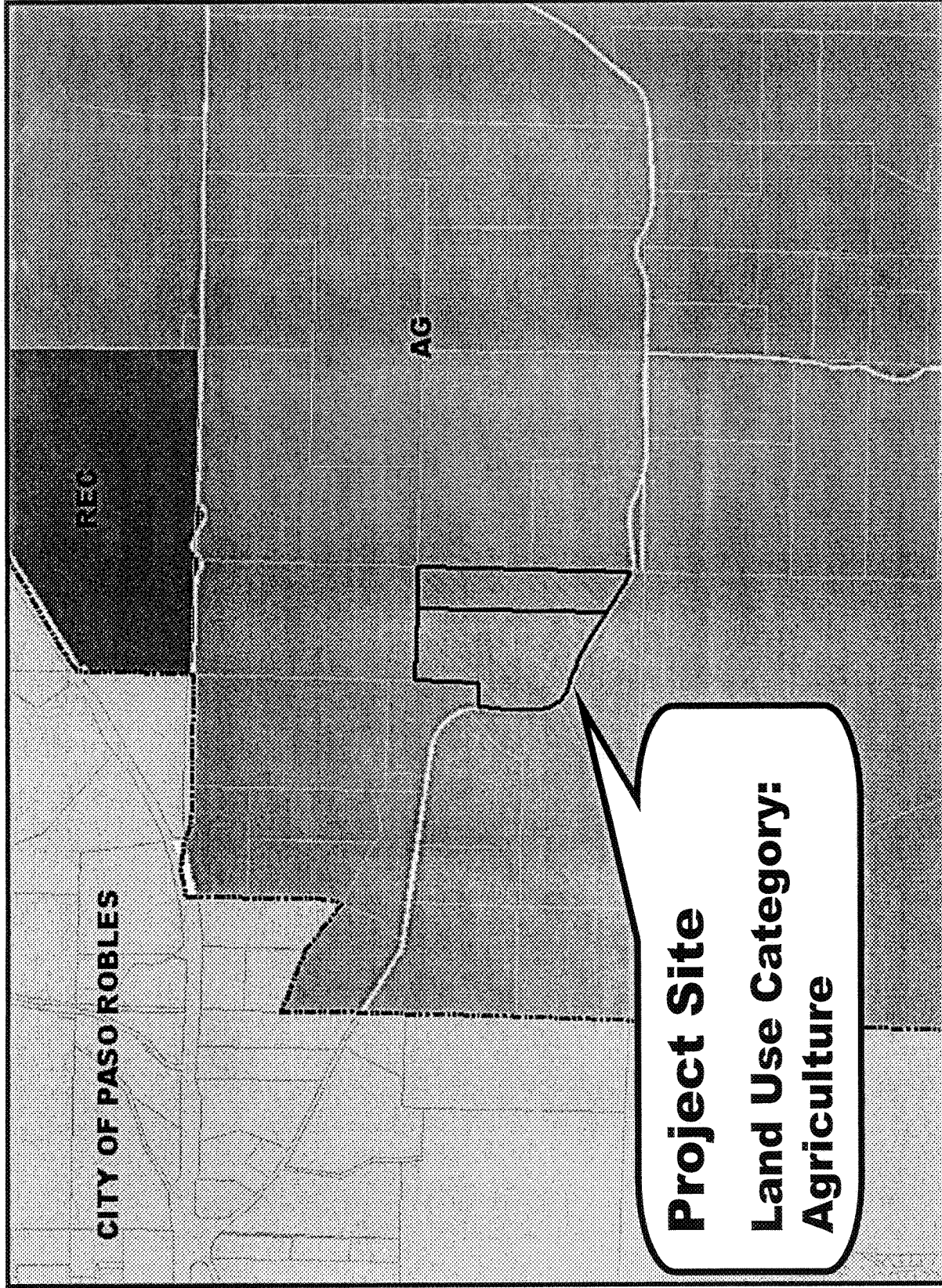
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PROJECT

Lot Line Adjustment
 KnudsonSUB2005-00136

EXHIBIT

Site Plan



PROJECT

Lot Line Adjustment
KnudsonSUB2005-00136

EXHIBIT

Land Use Map

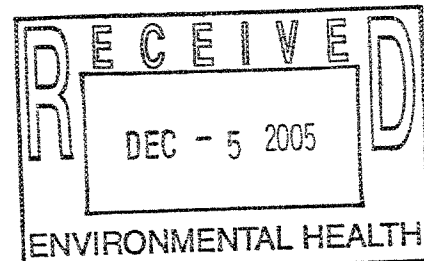




San Luis Obispo County
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 12/1/05

TO: Env. Health

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: COALOS-0405
SUB2005-0036 Applicant: Knudson
2 way LLA, located off Union Rd., Paso Robles.
12.6 acres. APN: 026-441-010 & 012.

Return this letter with your comments attached no later than: 12/16/05

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Thank you for the detailed map. This office has no concerns
at this time.

12/21/05
Date

Lauri Sal
Name

781-5551
Phone



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

ROBERT F. LILLEY

AGRICULTURAL COMMISSIONER/SEALER

(805) 781-5910

FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: December 29, 2005

TO: Josh LeBombard, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *LA*

SUBJECT: Lot Line Adjustment SUB2005-00136 (1102)

Comments

The applicant proposes to reconfigure two existing parcels of 46 and 27 acres each to create two parcels of 40 and 33 acres each. The lot line adjustment is proposed to allow existing equestrian facilities to be divided. The project site is located on Union Road and is currently used for equestrian activities.

The Agriculture Department's considers the proposal to be **equal** the existing parcel configuration in terms of agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.



San Luis Obispo County
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL.

DATE: 12/1/05

From: PW
To: FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: CDM05-0405 Applicant: Knudson
2 way LIA, located off Union Rd., Paso Robles.
12.6 acres. APN: 026-441-010 & 012.

Return this letter with your comments attached no later than: 12/16/05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No comment

Date

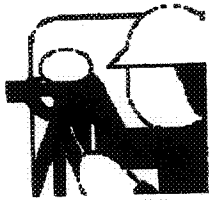
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Name

Jill Ogren

Phone

x5263



EMK & ASSOCIATES, INC.
1005 RAILROAD STREET
PASO ROBLES, CA 93446
PH (805) 238-5427 FAX 238-5810
e-mail me at: emk_tob@pacbell.net

PROJECT DESCRIPTION
PARCEL MAP NO. COAL 05-0405

Date: November 29, 2005

Job No.: 05-519

From: Tobey T. Osgood, Survey and Mapping Technician

This Tentative Lot Line Adjustment involves 2 parcels in unincorporated rural area East of Paso Robles. The closest cross road is Penman Springs Road.

The Parcels were created by map 4 PM 21.

The properties are currently used for horse training, exercising and boarding facilities.

There is one residence on Parcel A and two residences on Parcel B. There are barns, outbuildings, corrals, pastures, arena, wells also on the properties.

Mr. and Mrs. Knudson are proposing by this Lot Line Adjustment to make these parcels more usable and more equal in size. It was our original intention to have two parcels of more or less equal size. At that point, I inquired to Kami Griffin, Planning Staff, for Staff opinion as to proposed parcel sizes. Her reply was that reducing the 45 acre parcel to less than 40 acres would probably not get staff support. Therefore, we have revised our original layout to reflect that the Westerly new parcel shall have a minimum of 40.00 acres